

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING AGENDA**  
**THURSDAY, JULY 9, 2020 (6PM)**  
**(Virtual Meeting Via Zoom)**

**1. CALL BOARD MEETING TO ORDER**

**2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...**

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

**3. APPROVAL OF PRIOR MEETING MINUTES (6/11/20 & 6/18/20)**

**4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)**

Operating Expenses are about 16+% under budget thru end of last month

Res. Expenditures for last month: pool tile work; dry rot & painting; Jacuzzi pump

Motion to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the Board.

Landscape recommendations & proposals: Conversion to drip; planting; trees; treatment of trees

Vendor Evaluation

**5. OLD BUSINESS (Board to consider, review and possibly vote on...)**

- a. Updating the governing documents with Stirling-Adams; to send ballot to lower amendment requirement
- b. 7632 foundation work to be done by Carter Const: #245, 247, 248 sloping floor
- c. Repairs: Sidewalk; Roofs; Siding or dry rot repairs
- d. Carport Fascias by Vineyard: Done 7602, 7606, 7610, 7602, 7620, 7624 & 7626, 7628; 7640; 7638; 7636; 7632; (remaining part of 7632 & 7630)
- e. Gym - update / Survey / Repairs / Remodel
- f. #107 – sewer line under living room
- g. Violations note
- h. Fence
- i. Gutter guard at 7620
- j. Pool
- k. GWD to sealcoat at 7636 carport area where asphalt was removed & replaced – to be done in Sept
- l.

**6. NEW BUSINESS (Board to consider, review and possibly vote on...)**

- a. Recording liens
- b. Other items to be put on next month's agenda

**7. EXECUTIVE SESSION**

If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel or upon an owner's request to discuss payment of assessments).

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Possible Levy fines 116, 266, 311, etc. Bankruptcy / Foreclosure / Small Claims / Write off

**8. ADJOURNMENT (Scheduled meeting – 8/13/20 @ 6PM via Zoom or at 7610 Hollister, Meeting Room)**

egagenda.doc 7/6/20

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